

FAIRFAX COUNTY, VIRGINIA
2005 SOUTH COUNTY AREA PLANS REVIEW
NOMINATION TO AMEND THE COMPREHENSIVE PLAN

APR# 05-IV-11S

Staff Use Only

Date Received: 9/23/05

Date Accepted: _____

Planning District: _____

Special Area: _____

SECTION 1: NOMINATOR/AGENT INFORMATION

Name: T. William Dowdy Daytime Phone: 703-750-2600

Address: Dowdy and Associates 5417-E Backlick Rd. Springfield, Va. 22151

Nominator E-mail Address: tdowdy4062@aol.com

Signature of Nominator (NOTE: There can be only one nominator per nomination): _____

William Dowdy, Trustee

Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter):

See attached sheet for certified mail receipt numbers

William Dowdy, Trustee
Shirley M. Hunter Trustee

Anyone signing on behalf of a business entity, must state the relationship to that organization below or on an attached page:

SECTION 2: GENERAL INFORMATION

Check appropriate supervisor district: ☐ Braddock ☒ Lee ☐ Mason ☐ Mount Vernon ☐ Springfield

Total number of parcels nominated: 2

Total aggregate size of all nominated parcels (in acres and square feet): 192.992+sq. ft. 4.42+/-acres

Is the nomination a Neighborhood Consolidation Proposal: ☐ Yes ☒ No

SECTION 3: SPECIFIC INFORMATION – Attach either the Specific Information Table found at the end of this application form or a separate 8 ½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Section 1 (above).

IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

SECTION 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN DESIGNATIONS

See Section IV, #4, of the Citizen's Guide for instructions.

Current Comprehensive Plan text for nominated property:

Use the Plan on the Web for your citation. It is the most up-to-date. Link: www.fairfaxcountv.gov/dpz/.
see attached

Current Plan Map Designation: Local serving retail uses

Proposed Comprehensive Plan Designation: Mixed use (Hotel, Retail, Office)

Mixed Use

If you are proposing Mixed Use, it must be expressed in terms of floor area ratio (FAR). The percentage and intensity/density of the different types of uses must be specific and must equal 100% of the total FAR proposed. The mix and percentage of uses provided by the nominator are what staff and the task force will review. Ranges are not acceptable.

Categories	Percent of Total FAR
Office	5
Retail	95
Public Facility, Gov & Institutional	
Private Recreation/Open Space	
Industrial	
Residential*	
TOTAL	100%

* If residential is a component, please provide the approximate number and type of dwelling unit as well as the approximate square footage per unit assumed (i.e., 300 mid-rise multifamily units at 800 square feet per unit).

Residential Land Use Categories

Categories expressed in dwelling units per acre (du/ac)	Number of Units
.1 - .2 du/ac (5-10 acre lots)	
.2 - .5 du/ac (2-5 acre lots)	
.5 - 1 du/ac (1 - 2 acre lots)	
1 - 2 du/ac	
2 - 3 du/ac	
3 - 4 du/ac	
4 - 5 du/ac	
5 - 8 du/ac	
8 - 12 du/ac	
12 - 16 du/ac	
16 - 20 du/ac	
20 + du/ac**	

** If you are proposing residential densities above 20 du/ac, you must specify a range such as 20-30 du/ac or 30 -40 du/ac.

SECTION 5: MAP OF SUBJECT PROPERTY

Attach a map clearly outlining in black ink the property of the proposed Plan amendment. The map must be no larger than 8 ½ x 11 inches. Maps in color will not be accepted.

SECTION 6: JUSTIFICATION

Each nomination must conform with the Policy Plan and must meet at least one of the following guidelines. Check the appropriate box and provide a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

- ☒ The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.
- ☐ There are oversights or land use related inequities in the adopted Plan that affect the area of concern.

All completed nomination forms must be submitted between July 1, 2005 and September 21, 2005 to:

Fairfax County Planning Commission Office
Government Center Building, Suite 330
12000 Government Center Parkway
Fairfax, Virginia 22035-5505

SPECIFIC INFORMATION TABLE

All subject property owners must be sent written notice of the nomination by certified mail unless their signature appears in Part 1 of this application. If you are required to notify more than one property owner, you must provide all the information requested below.

IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Parcel Size in Acres	Signature of Owner or Certified Receipt Number
99-1-1-0006	T. Dowdy/S. Hunter, Trustees	8100 Loisdale Road	5417-E Backlick Road Springfield, VA. 22151	2.92	
99-1-1-0005A	T. Dowdy/S. Hunter, Trustees	none	5417-E Backlick Road Springfield, VA. 22151	1.50	



200 0 200
FEET

Map file is 50' X 50' based on USGS 1:24,000 scale
7 1/2 minute Quad. Virginia Coordinate System
means are of 1983 North Zone to U.S. (see notes on
NAD 83/99 High Precision GPS Network adjustment)
National Geospatial Vertical Datum 1979

GENERAL NOTES

ZONING

Proffers and Covenants

The use or development of the property
or properties within of the rezoning
application submitted is restricted to the
designated zoning district regulations
or permitted covenants (if approved)
in a submitted subdivision is provided
on page 1 of the official zoning map.

Zoning revised to 11/02
subsequent changes not reflected.



ADMINISTRATIVE INDEX

89-1 90-3 90-4

98-2 99-1 99-2

98-1 99-3 99-4

SHEET INDEX

CADASTRAL MAP ZONING

99-1

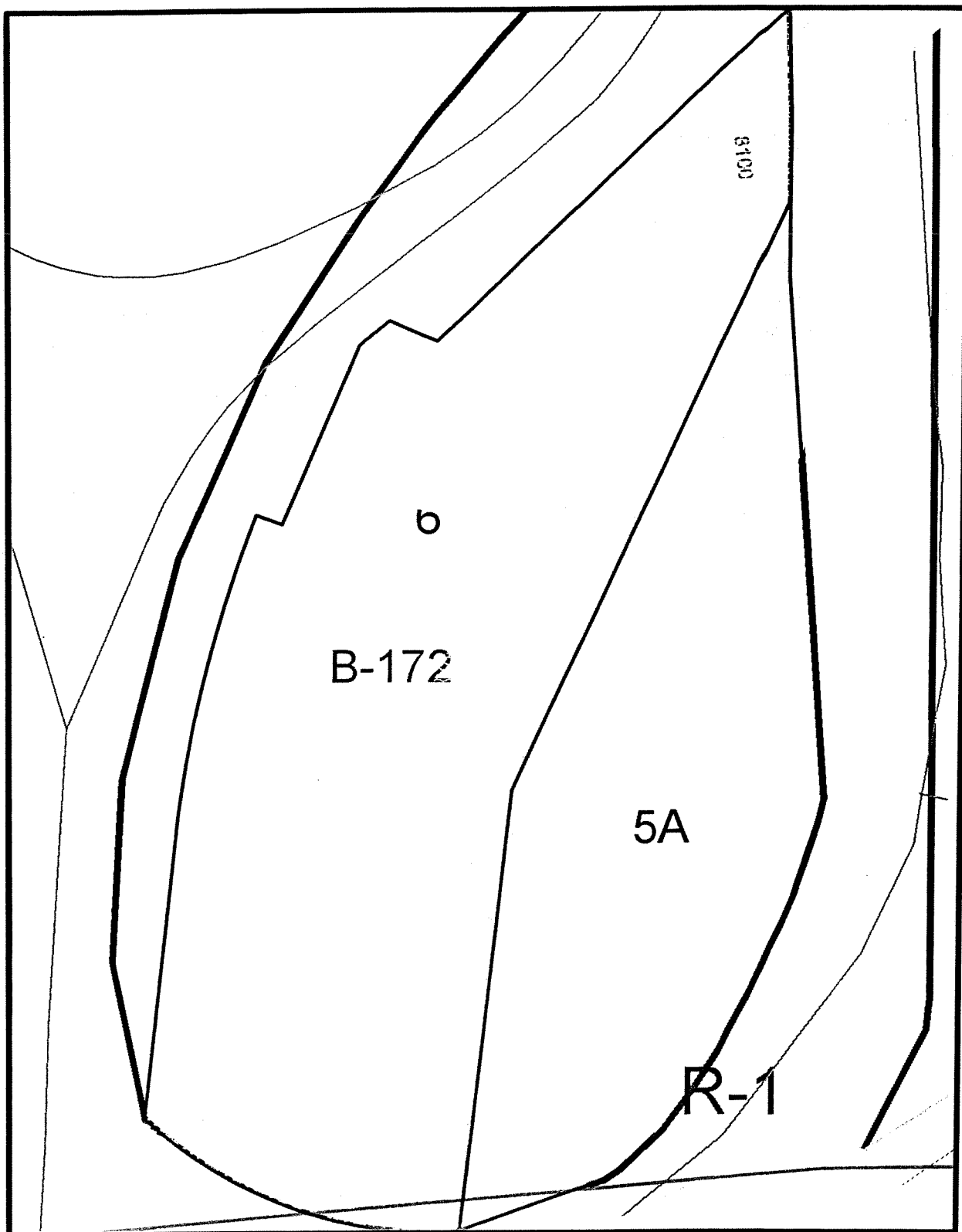
Revised to: 01/01/02

Prepared by
DEPARTMENT OF INFORMATION TECHNOLOGY
Enterprise Application Services Division

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116 953 244 904



ATTACHMENT TO AREA PLANS REVIEW NOMINATION FORM QUOTING
EXISTING COMPREHENSIVE PLAN LANGUAGE FOR NOMINATED
PROPERTIES:

“Land Unit K – The majority of this land unit, located west of the CSX Railroad tracks, east of Loisdale Road, north and east of Backlick Road, and south of Loisdale Park, is planned for industrial uses up to .35 FAR. Parcels located north and south of Newington Road (Tax Map 99-1((1))4, 5A, 5C, 5D and 6) are planned for local-serving retail uses up to .25 FAR (access recommendations are shown on Figure 34 in Sector S6).

As an option, to complement existing uses in the vicinity and due to a change in access, Tax Map 99-1((1))5C may be appropriate for industrial use up to .35 FAR. To minimize noise and visual impacts, all business activities should be accommodated indoors. Outdoor storage is not appropriate. In addition, development should be compatible with the adjacent buildings to the south in terms of height, building materials and scale to foster high quality and attractive development, particularly facing the Fairfax County Parkway. A vegetated buffer of evergreen trees along the Parkway is desirable.

The presence and limits of a landfill south of Loisdale Park between Loisdale Road and the CSX Railroad tracks should be established and development constraints identified before any development occurs in this area. Development of industrial uses up to .35 FAR may be appropriate after sufficient documentation is provided to verify that the landfill site is suitable and safe for building. If found not to be suitable and safe for building, this site should be planned for private recreation use. The landfill site is identified for possible acquisition for public recreational use as shown on Figure 39 in Sector S7.

Public Facilities

1. Provide a maintenance/fueling facility (preferably in Newington) for the Human Services Transportation Branch, which supplies para-transit services for eligible disabled, elderly, and low-income County residents.”

Justification in Support of Comprehensive Plan Amendment Nomination for Parcels 99-1-01-6 and 5A (Hunter Motel)

The Comprehensive Plan Amendments proposed in this application clearly would better achieve the overall Comprehensive Plan objectives than the current plan recommendations and correct what has become a plan oversight.

History

Parcel 6 has for more than a half century been occupied by the Hunter Motel, a now obsolete property. Redevelopment is necessary. Parcel 5A is an undeveloped tract adjacent to the Motel; which is under the same ownership.

The area in general is noted for a mixture of industrial and commercial uses, many developed years ago on scattered parcels of land, and some newer high quality office and service uses.

Many changes have occurred and are occurring in the area of this property. Importantly, the Fairfax County Parkway is near completion, as is the "mixing bowl". The linkage of the Parkway and I-95 creates a new southern "gateway" to Fairfax County, with convenient access to the important Dulles Airport/Reston corridor. Old and unattractive uses are disappearing, such as part of the large tank farm along I-95, and the old service station at Loisdale and Backlick Roads.

The changing status of Fort Belvoir is another important factor in the area. The government is expected to add an additional 17,000 employees there. This leads to an increasing need for offices, housing and service retail uses, including hotels. There has been significant interest in redevelopment of the nominated property for an upscale nationally branded hotel project.

Planning should be done now to take advantage of the significant changes and encourage the creation of an attractive, high quality addition to this "southern gateway" to the County, allowing quality redevelopment as proposed in this nomination.

A new motel will help encourage and facilitate other properties in that area to be identified for appropriate uses, and will provide a quality lodging experience for existing and future offices, industries and tourists.

Summary of the Proposal

The proposal is to amend the plan from local-serving retail at .25 FAR to commercial development at .75 FAR. This allows redevelopment of the parcels with a new four to six-story upscale hotel with associated "pad" uses (bank, restaurant, office, etc.) The increased height will permit appropriate and necessary visibility of the hotel from the I-95 corridor, since the adjoining roadways have been raised as much as twenty feet from their original elevations. These uses will fill an important need in the area.